

**RS# 31872 - Thrift Ranch - 470 acres, Burkburnett TX,
Wichita County
TBD Thrift Rd
Burkburnett, TX 76354**

\$940,000
470± Acres
Wichita County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Burkburnett, TX / Wichita County

SUMMARY

Address

TBD Thrift Rd

City, State Zip

Burkburnett, TX 76354

County

Wichita County

Type

Ranches

Latitude / Longitude

34.124338 / -98.626871

Acreage

470

Price

\$940,000

Property Website

<https://moreoftexas.com/detail/rs-31872-thrift-ranch-470-acres-burkburnett-tx-wichita-county-wichita-texas/31872/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Matt McLemore at [9 40-781-8475](tel:940-781-8475) at the McLemore Realty Group office or call [844-944-7748](tel:844-944-7748) and dial 701.

Reasonably priced, The Thrift Ranch is located northwest of Burkburnett, TX in Wichita County. This 470 +/- acre property has approx 60 % of cultivation and scattered hardwoods that provide coverage for livestock and wildlife. Wildhorse Creek traverses the property and 3 ponds offer ample water. A possible aquifer located is under the northwest section of the property - water well may be possible in that area. The property has paved road frontage access on three sides and a good interior road system. The ranch would make an excellent property for livestock operations as well as recreational . A nice set of pipe working pens is located close to the road. Production is on the property. SELLER DOES NOT OWN ANY MINERALS.

LOCATION: TBD Thrift Rd, Burkburnett TX - Wichita County - GPS - 34.124338, [-98.626871](#)

WATER: Wildhorse Creeks meanders through the property, 3 ponds

UTILITIES: electricity available

WILDLIFE: whitetail deer, hogs, dove

MINERALS: SELLER DOES NOT OWN ANY MINERALS

VEGETATION: scattered mesquite and native grasses

TERRAIN: rolling with elevation changes from 1010 ft to 1090 ft

SOILS: sandy loam

TAXES: \$505 annually / ag exempt

IMPROVEMENTS: working pens

CURRENT USE: farm, ranch, recreational

POTENTIAL USE: farm, ranch, recreational

FENCING: 5 strand barb wire.

ACCESS: paved road frontage on 3 sides

EASEMENTS: pipelines

LEASES:

SHOWINGS: contact Matt McLemore [940-781-8475](tel:940-781-8475)

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas. Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase.



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of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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MORE INFO ONLINE:

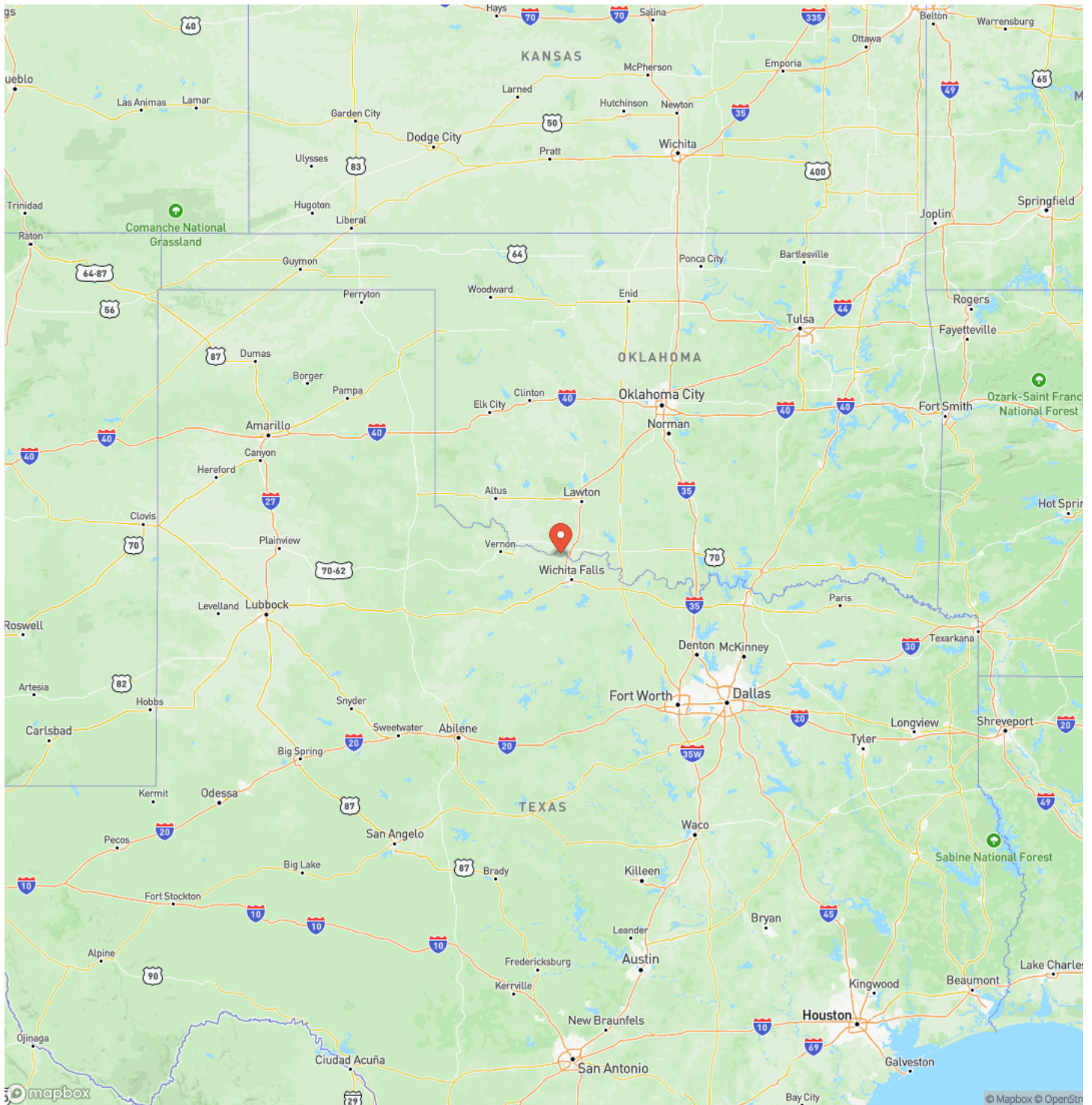
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Locator Map



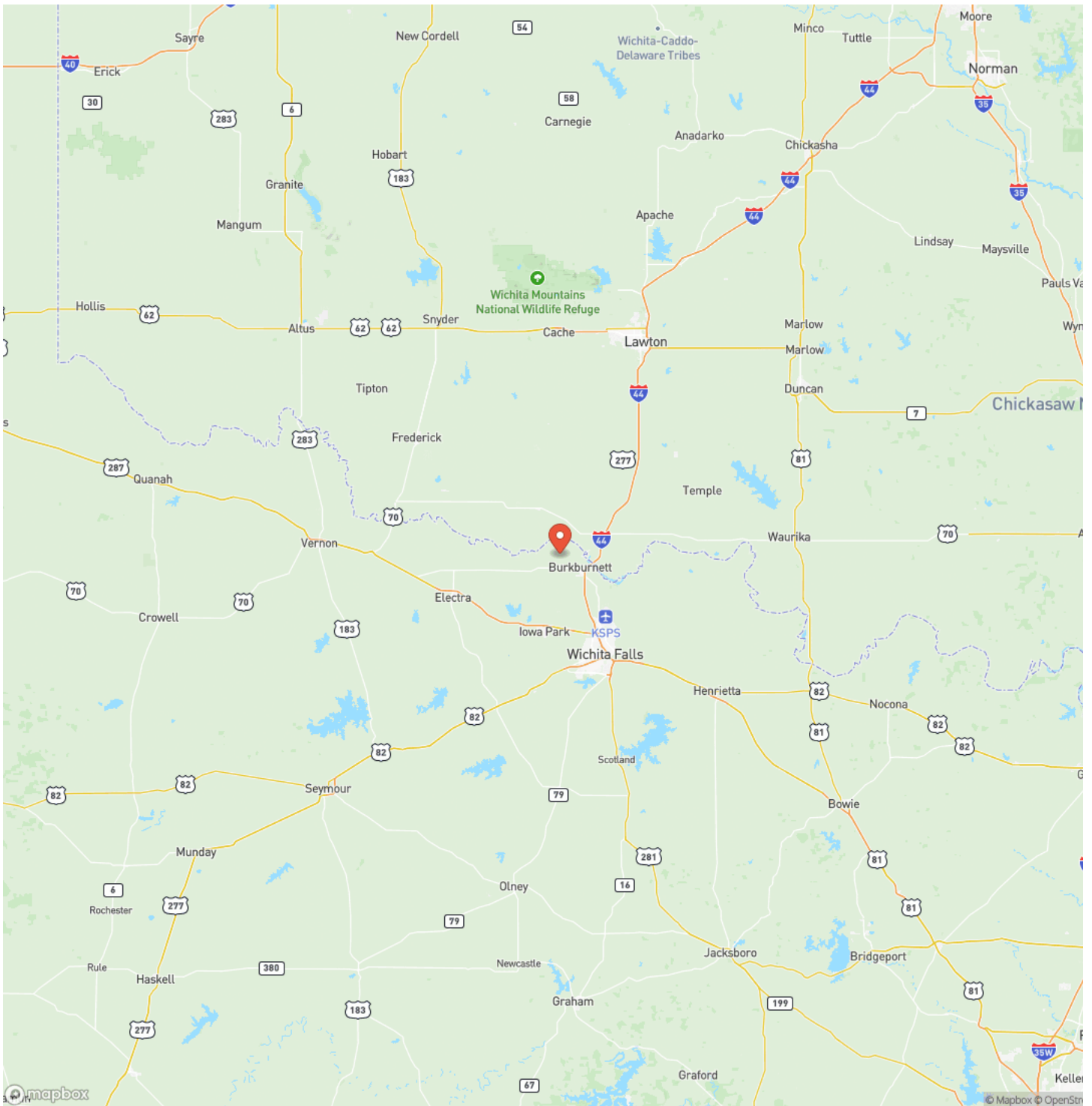
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Burkburnett, TX / Wichita County

Locator Map

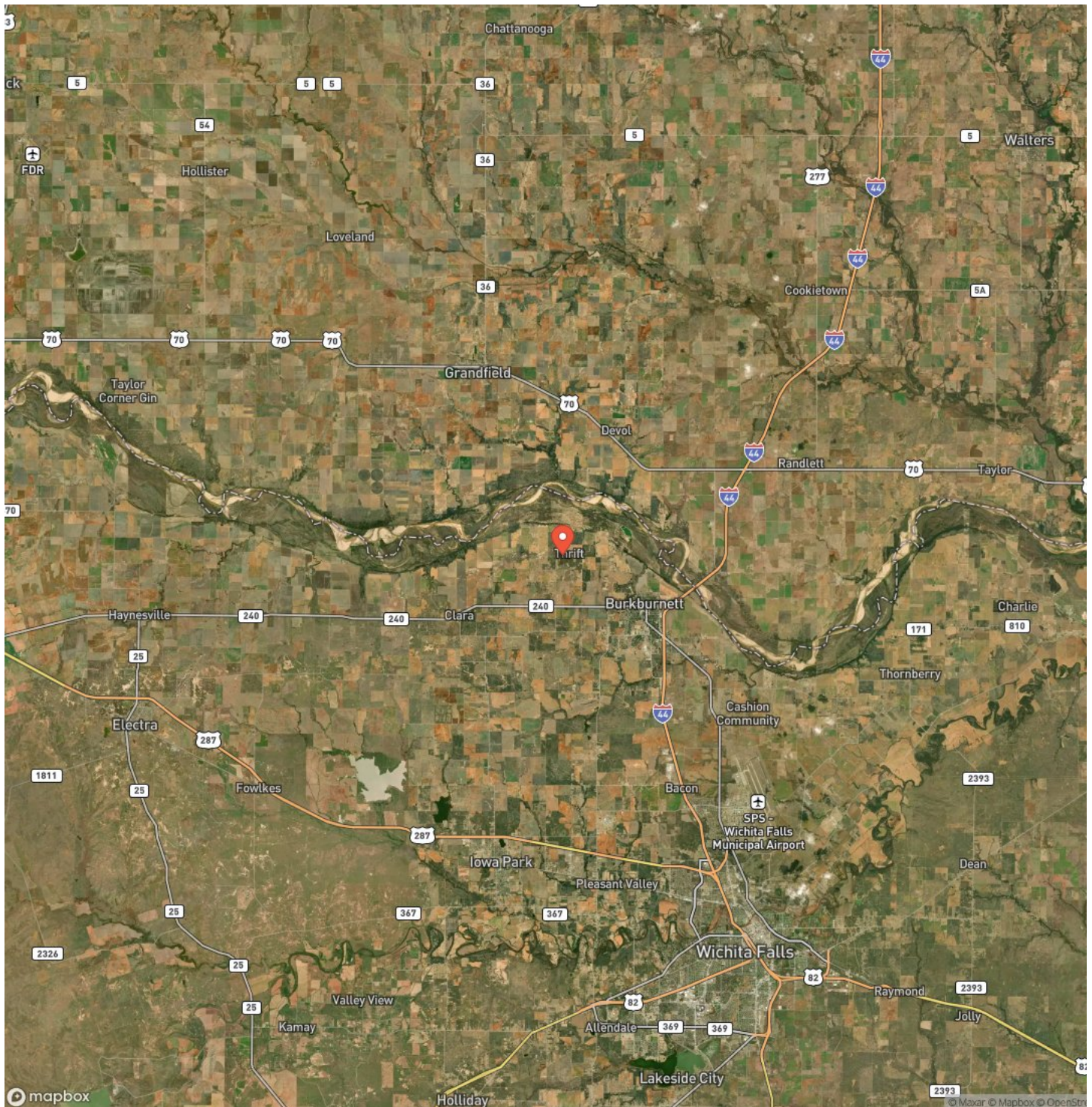
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

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(940) 781-8475

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(940) 574-4888

Email

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Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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